

**Lewis County Planning Commission  
Public Meeting  
Lewis County Courthouse  
351 NW North St.  
Chehalis, WA 98532**

**January 11, 2011  
Meeting Notes**

**Planning Commissioners Present:** Bill Russell, Mike Mahoney, Bob Guenther, Jim Lowery, Richard Tausch, Arny Davis, Rachael Jennings

**Staff Present:** Bob Johnson, Lynn Deitrick, Jerry Basler, Pat Anderson

**Others Present:** Please see sign in sheet

**Handouts/Materials Used:**

- Agenda
- Meeting Notes from November 23, 2010

**I. Call to Order**

Vice Chair Lowery called the meeting to order and introductions were made.

**II. Old Business**

A. Approval of meeting notes

Chairman Jennings entertained a motion to approve the meeting notes from November 23, 2010. Motion was made by Commissioner Mahoney, seconded by Jim Lowery. The motion passed.

**III. New Business**

A. Election of Officers

The Chair called for nominations for Chairman. Commissioner Tausch nominated Bill Russell. Commissioner Lowery seconded. There were no other nominations. The motion passed.

Chairman Russell called for nominations for Vice Chairman. Commissioner Guenther nominated Jim Lowery. Commissioner Jennings seconded. There were no other nominations. The motion passed.

Mr. Johnson stated the FTR recorder was not available and therefore there would be no audio recording of tonight's meeting. Ms. Anderson will take hand-written notes of the meeting.

Mr. Johnson introduced Mr. Jerry Basler, Lewis County's new long range planner. Mr. Basler came from Spokane with good credentials and a long background in planning.

Mr. Basler stated he is happy to be in Lewis County and that there are tasks for him that he will find very interesting.

Mr. Johnson stated that Mr. Lynn Deitrick will be working on current planning and is also involved in the Ritchie Brothers application as well as the Coyote Crest Wind Farm application.

B. Summary of 2010 Comp Plan Recommendations and BOCC Decisions

Mr. Johnson stated the recommendations of the Planning Commission were adopted for the most part, including changes to 17.20. Title 16 was adopted with some clarification, specifically that the hearing examiner requirement is being excised.

The rezones were adopted with one exception that application will be remanded back to the Planning Commission. It was an application that the Planning Commission did not recommend going forward. In the future, the BOCC would like to see all the applications regardless of the Planning Commission recommendation. The public should have continued opportunity to present their cases to the BOCC.

Commissioner Lowery asked if the BOCC was saying that the public did not have the opportunity. Mr. Johnson stated, no; they are saying the BOCC might rezone it differently from the way the Planning Commission did. The staff and Planning Commission will make recommendations but the entire record will go to the BOCC and the BOCC will make the final determination on each application. This is in the public's best interest.

Chairman Russell asked which application is being remanded. Mr. Johnson stated it is #173. The staff report did not include deliberation as to why it was not changed. The future matrices need to be more inclusive of decisions made. On this particular application, the record was not clear as to why staff and the Planning Commission made the recommendation they made and that is why it is being remanded back.

There was discussion about public participation and the efforts made to get the public to attend meetings that affect their property. Mr. Johnson stated staff will continue to do the best it can to let the public know what the Planning Commission and the BOCC are going to do.

Mr. Johnson summarized the Mineral Lake decision. Extensive testimony was given and a compromise rezone was reached. The BOCC made a good case for that compromise which was to rezone the property closest to the lake as Forest Resource Land of Local Importance and the rest will remain Forest Resource Land of Commercial Significance. There will be a forest management plan that will protect all of the land on the other side of the mountains and above the lake so it is not subject to development and logging practices. All the conditions must be met before the rezone goes into effect and it has to be done within a certain period of time. Until then it remains Forest Land of Commercial Significance.

Chairman Russell asked about the Growth Board's decision if it is appealed. Mr. Johnson stated that if the Growth Board does not find in the County's favor then it will revert back to its original designation.

Commissioner Guenther stated he hoped the Chronicle quoted the Commissioner wrong. The statement said it made more sense to break the law. Mr. Johnson stated he did not remember the exact words and sometimes the Board goes against the recommendation. He did not think any commissioner suggested that they break the law.

Commissioner Guenther stated if he were a Commissioner he would be all over [the paper] for that. He wanted it on the record that the paper should retract the statement.

Mr. Johnson stated the Planning Commission has a copy of Table 13 that shows all of the information filled in regarding industrially zoned lands. It was included in the revised Economic Development Profile Element of the Comp Plan.

C. Discussion on Planning Commission 2011 Schedule

Mr. Deitrick stated there are two applications for open space. March 8 will be a work session with a public hearing tentatively scheduled for April 12. A second work session can be done that same day to forward recommendations with the letter of transmittal if the Commissioners wish to do so. He also stated a volunteer is needed from the Planning Commission to set on the PBRs advisory committee. Commissioner Mahoney volunteered to do this.

Chairman Russell stated this issue is usually fast-tracked when it goes to the Planning Commission. Mr. Deitrick stated dates could be bumped up depending on the committee meetings and staff's schedule.

Mr. Basler stated staff has tried to prioritize items that need to go before the Planning Commission. Staff would like to combine all the zoning maps into one map with overlays. Currently there are many, many different maps and to continue to try to use all of them can be confusing and could create errors. February 8 will be a work session to review this issue with a public hearing and second workshop on March 22. The letter of transmittal would be ready to forward to the BOCC on March 22.

Chairman Russell asked if boundaries are going to change. Mr. Johnson stated no. There are over 100 maps that are part of the code and they are all "official" zoning maps. Every time something is changed GIS has to change 100 maps. GIS has suggested for years that we have only one map. There will be no substantive changes made on any maps.

Mr. Basler stated the next item for the Commissioners is the subarea plan. This was well along on its way and is now changing hands. A lot of the industrial intent should be shifted to commercial. So far there is no schedule for the subarea plan. Mr. Basler will be meeting with the group that helped craft this plan. They will have questions as well as provide feedback for a schedule.

Commissioner Guenther stated there were a lot of angry people at the meeting at St. Mary's. Without educating those folks the same thing is going to happen. He encouraged some type of community participation.

Chairman Russell stated he has been asked why the stakeholders group was put together without any land owners. People with financial interest were considered but land owners were not.

Commissioner Lowery stated the people want constructive information. The process seemed to be okay until a flyer went out with misinformation. He agreed with Commissioners Russell and Guenther that we need to reach out to these folks. We need constructive ideas about what they want to see in 20 years. The Toledo mayor stated half of the crowd was supportive prior that meeting. We have to go back through the process and let people know that this is a 20 year plan and we don't want the developers setting the rules.

Mr. Johnson stated the BOCC had heard the same things and decided not to act on this proposal in 2010. They agree there is an education outreach program needed. Mr. Basler is going to meet with the property owners and get the right information to them. People think they are going to see huge industrial plants and the BOCC never intended for that to happen. The subarea is to provide economic opportunities outside of the flood plain and protect the natural environment at the same time. The desire of the Board is to create mixed uses and provide jobs with family wages.

Chairman Russell stated people in the UGA are concerned about their property taxes. It is understood that as soon as one developer builds the entire zoned area will be taxed at that rate.

Mr. Johnson stated legal staff is looking into that. The Assessor has his own interpretation of the regulations. There are many crossroad commercial areas with residential zoning next to them and they are not taxed the same as crossroad commercial. If necessary, we will go to the legislators to ask for some kind of change. It is of interest to everyone to develop outside the flood plain. If the legislators want to encourage us to do that they need to get rid of some of the hurdles. The statute is intended more for cities than for county areas. People who have farms should be able to farm and should not be impacted by higher taxes.

Chairman Russell stated we are talking about a slow transition. Mr. Johnson said yes, 20 years or more.

Commissioner Lowery stated after the public hearing people did not have a problem with growth at I-5 but with the UGA at Jackson Highway and SR 505. Commissioner Lowery questioned that idea and wanted to hear good reasons for that plan but never got the opportunity.

Commissioner Jennings stated at I-5 services can be extended cost effectively from Winlock. In Toledo it is not as cost effective for little development. She understood that the development would be centrally located so it could expand to the freeway.

Commissioner Mahoney would like to see the UGA go along the freeway and get it away from the high school. Regarding taxes, he stated when his property was annexed into the Centralia UGA his taxes did not go up. The sale price is what determined what the new taxes would be. As an example, if you are in open space, Cardinal Glass did not change your tax rates.

Mr. Johnson asked the Commissioners to give Mr. Basler their support and provide options to thoroughly explore with the property owners. Mr. Basler stated he is tentatively planning on bringing the subarea plan back to the Planning Commission in June.

Mr. Basler is currently doing the ground work for the six rezone requests which includes the remanded application. The initial workshop will be on April 26 with a public hearing on June 28 and go to the BOCC in September or October.

Mr. Deitrick stated the code scrub would be similar to the zoning maps. There are no substantive changes proposed. He stated that the schedules of permitted uses are not consolidated and that needs to be done so it is more user friendly for both staff and others. Processes are spread all over the code. He gave examples. The goal is to organize the code to easily find all the pieces. A work session is planned for September 13; another work session on October 25 and a public hearing on November 22. December 13 would be the final work session and letter of transmittal. If there is time and there are no major issues it could be bumped up. He and Mr. Basler are trying to avoid the summer season.

The prioritization for these tasks is:

1. Open Space
2. Zoning Maps
3. Rezones
4. Subarea
5. Code Scrub

## 6. Shorelines

Mr. Deitrick stated the legislative requirements for 2012 is that the shorelines are updated to meet state requirements. This has not been scheduled yet because we don't know if there will be funding for it. It's possible there will be some legislation to extend the 2012 deadline.

Commissioner Mahoney stated there are no critical areas on the priorities. He stated the Ruckelshaus report will be going to the legislature and what the legislatures do with it has not been decided. There may not be funding for it, either.

Mr. Johnson stated the latest version is to meet the recommendations within 6 months of adoption of the changes to the legislation. We are looking at 2015 under the proposed regulations. The option would be if it is not funded we will continue with present practices. The bill concedes that the farmers are the best stewards of the land and that ag practices protect the land. Farmers should create and approve the farm plan.

## IV. Calendar

There is no meeting scheduled for January 25.

## V. Good of the Order

Mr. Gene Butler stated the county is required to follow the rules of GMA and before that it agreed to follow the Planning Enabling Act. Both are still on the books in Lewis County and the Planning Enabling Act is important to the process. It has provisions of handling matters that involve decisions and recommendations made by the Planning Commission and what happens when the BOCC disagrees. He recommended that staff reviews those provisions. There needs to be a method where one side understands the proposed change and what that change will be and the opportunity for the Planning Commission to look at the changes before the BOCC votes. That is sometimes followed and sometimes not. He asked that staff looks at that carefully.

Another problem Mr. Butler sees is noticing which makes it difficult to find out what is being done. If you are rezoning property it should not be difficult to list the current zoning and what the proposed zoning should be. The county has gone to a method of identifying property by parcel numbers and no one understands that. He is asking for more clarity. He volunteered to give assistance on those matters if the county would like it.

Commissioner Grose spoke to the south county subarea plan and stated Commissioner Jennings was correct: property on SR 505 was included to allow utilities to come from both directions.

Regarding getting notices out, the meeting in Toledo culminated after 18 months of work on the part of staff. People did participate and they did have the opportunity to be there. The subarea plan is important because if we fail to plan we fail to act and there is no ability to grow in the future. Looking out 20 years is necessary and he intends to have planned growth.

Mr. Johnson responded to Mr. Butler's comments. The stipulated agreement includes tax parcel numbers. He would like to work with Mr. Butler on a better way to describe those properties.

## VI. Adjourn

There was no other business and the meeting adjourned at 8:10 p.m.